| Map | Block | Lot | | CARD | | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|---|
| 179.0 | 0002 | 0003.0 | 1 of 1 | | Residential | APPRAISED: | 700,300 / 700,300 |
| | | | | | ARLINGTON | USE VALUE: | 700,300 / 700,300 |
| | | | | | | ASSESSED: | 700,300 / 700,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 255 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | CARMICHAEL RAYMOND T--ETAL | |
| Owner 2: | CARMICHAEL THERESA P | |
| Owner 3: | | |
| Street 1: | 255 SYLVIA STREET | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Wood Shingle Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4500.000 | 311,100 | 700 | 388,500 | 700,300 |
| Total Card | 0.103 | 311,100 | 700 | 388,500 | 700,300 |
| Total Parcel | 0.103 | 311,100 | 700 | 388,500 | 700,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.91 | /Parcel: 412.9

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0003.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 311,100 | 700 | 4,500. | 388,500 | 700,300 | 700,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 240,700 | 800 | 4,500. | 383,000 | 624,500 | 624,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 242,700 | 800 | 4,500. | 294,100 | 537,600 | 537,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 242,700 | 800 | 4,500. | 277,500 | 521,000 | 521,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 242,700 | 800 | 4,500. | 255,300 | 498,800 | 498,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 237,800 | 800 | 4,500. | 238,700 | 477,300 | 477,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 237,800 | 800 | 4,500. | 219,800 | 458,400 | 458,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 237,800 | 800 | 4,500. | 219,800 | 458,400 | 458,400 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14053

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 21546-208 | | 11/1/1991 | | 192,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/19/2018 | Meas/Inspect | BS | Barbara S |
| 4/27/2009 | Inspected | 189 | PATRIOT |
| 10/21/2008 | Missed Appt. | 189 | PATRIOT |
| 12/21/1999 | Measured | 264 | PATRIOT |
| 12/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4500 | | Sq. Ft. | Site | | 0 | 70. | 1.23 | 6 | | | | | | | | | 388,499 | | | | | | 388,500 | |

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

## User Acct

121255

## GIS Ref

## GIS Ref

## Insp Date

07/19/18

!14053!

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 03:56:08 |

## LAST REV

| Date | Time |
|---|---|
| 08/10/18 | 11:34:05 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 121255 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1970 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 25. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 25.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.26910377 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 171.312 |
| Other Features: | 82000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 416976 |
| Depreciation: | 105912 |
| Depreciated Total: | 311064 |

## COMMENTS

OF = SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | 1 | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | M |
| Totals | | | |
| 1 | 7 | 4 | |

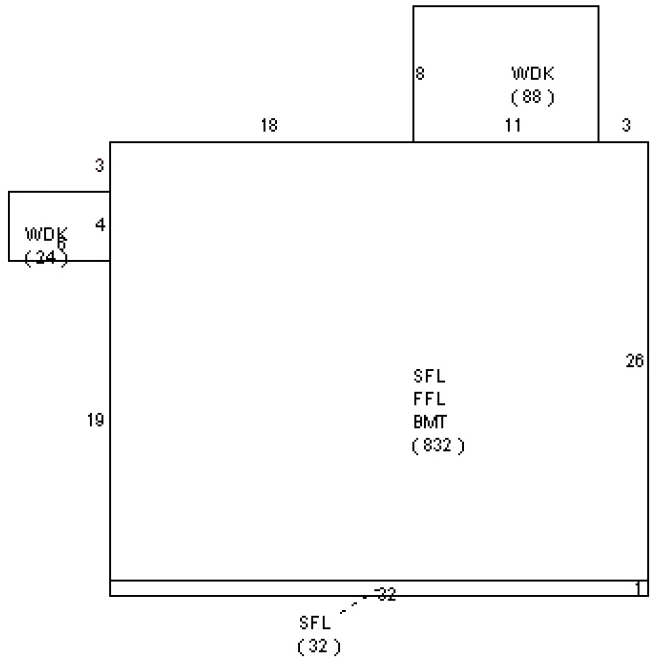
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 171.31 |
| Special Features: | 0 | Val/Su Net: | 117.84 |
| Final Total: | 311100 | Val/Su SzAd | 183.43 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 864 | 171.310 | 148,013 |
| BMT | Basement | 832 | 51.390 | 42,759 |
| FFL | First Floor | 832 | 171.310 | 142,531 |
| WDK | Deck | 112 | 14.930 | 1,672 |
| | Net Sketched Area: | 2,640 | Total: | 334,975 |
| Size Ad | 1696 | Gross Are | 2640 | FinArea 1696 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 179.0-0002-0003.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 16X18 | A | AV | 1982 | 3.55 | T | 29.6 | 101 | | | 700 | | | 700 |

| More: | N | Total Yard Items: | 700 | Total Special Featues: | | Total: | 700 |
|---|---|---|---|---|---|---|---|